PROPERTY SUMMARY

We are delighted to offer for sale this well presented two bedroom mid terraced property located within Rugby's Town Centre and convenient for Rugby Railway Station, making this an ideal purchase for London commuters.

In brief the accommodation comprises of entrance hall, lounge/dining room, refitted modern kitchen/breakfast room and a cellar. To the first floor, there are two double bedrooms and a bathroom with a three piece modern suite. The property benefits from a recently installed gas fired boiler and double glazing. Externally there is a low maintenance rear garden.

This property would make an ideal first time/investment purchase and is being offered with no onward chain. Viewing is highly recommended please call Edward Knight's Rugby offices to book an appointment.

LOCATION

The property is within walking distance of the town centre shopping areas, sports facilities and various local amenities. Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops.

Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both within a ten-minute walk of the property.

Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a five minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.

ENTRANCE HALL

DINING AREA
11' 1" x 10' 11" (3.38m x 3.33m)

LIVING AREA
10' 6" x 9' 11" (3.2m x 3.02m)

KITCHEN/BREAKFAST ROOM
18' 7" x 6' 11" (5.66m x 2.11m)

LANDING

BEDROOM ONE
14' 1" x 10' 5" (4.29m x 3.18m)

BEDROOM TWO
10' 11" x 8' 8" (3.33m x 2.64m)

BATHROOM
10' 1" x 6' 11" (3.07m x 2.11m)

CELLAR

First Floor

Bathroom

Bedroom 2

Landing

Bedroom 1

Ground Floor

Kitchen

Dining Room

Lounge

Entrance Hall

Score	Energy rating		Current	Potential
92+	A			
81-91	B			84 B
69-80	C			
55-68	D		64 D	
39-54	E			
21-38	F			
1-20	G			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements